



# City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning
 ☐ Other  
☐ Use Permit  
☐ Development Review  
☐ Master Sign Programs  
☐ Variance

Case # 16-PP-2003 / 371 -PA- 03  
 Project Name Mirabel Village 8  
 Location SEC Lone Mountain Pkwy. & Jov Ranch  
 Applicant Terrabrook Mirabel, L.L.C.  
Andy Holloran

## SITE DETAILS

Proposed/Existing Zoning: R1-43 ESL  
 Use: \_\_\_\_\_

Parking Required: \_\_\_\_\_

Parking Provided: \_\_\_\_\_

Parcel Size: 64.0 Acres

# Of Buildings: \_\_\_\_\_

☐ Gross Floor Area
 ☒ Total Units: 66

Height: \_\_\_\_\_

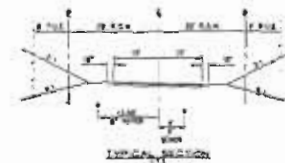
☐ Floor Area Ratio
 ☒ Density: 1.03 DU/Acre

Setbacks: N- \_\_\_\_\_ S- \_\_\_\_\_

E- \_\_\_\_\_ W- \_\_\_\_\_

## In the following space, please describe the project or the request

The site is situated within, and is a part of, a larger master planned community known as Mirabel. The proposed development for the site consists of 66 single-family residential lots with ancillary open space, drainage-ways, and roadways. Access to the site is provided from Lone Mountain Parkway. The site is irregular (generally triangular) in shape and encompasses approximately 64.0 acres. General land use in the vicinity of the site is native desert land with low-density residential development. The site is currently undeveloped and consists of vacant desert land. The site is located in the east half of Section 33, of Township 6 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site location is shown on the site vicinity map included with this application. The site is located in the southeast portion of the Mirabel Master Planned Community and is bounded on the east and south by existing residential lots (partially developed), and on the northwest by Lone Mountain Parkway, across which lies existing Mirabel homesites. The site is planned to be developed in two phases. The east portion will contain 36 lots on approximately 37 acres and the west portion will contain 30 lots on approximately 27 acres. Separate improvement plans will be prepared for each phase.



PRELIMINARY PLAT  
MIRABEL VILLAGE 8

A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 33 AND NORTHEAST 1/4 OF SECTION 33  
TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA  
AND SALT RIVER BASE AND MERIDIAN  
SCOTTSDALE, ARIZONA

#### DECLARATION

[illegible]BDxGen<sup>SM</sup>

ALL OTHERS ARE IN THE SAME GROUP IF THEY ARE IN THE SAME GROUP OF THE SAME TYPE AND THE SAME TYPE OF THE SAME TYPE.

## DEVELOPMENT STANDARDS

[illegible]

## 220000

[illegible]

**Figure 1**

[illegible]

## 2509

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[illegible]

## 50

[illegible]

PRELIMINARY PLAT  
MIRABEL VILLAGE #

Site Consultants, Inc.

2. JAMES W. WATSON, JR., P.E., (408) 381-3811

|                 |               |   |
|-----------------|---------------|---|
| Product No. 100 | Price \$ 1.00 | Q |
| Product No. 200 | Price \$ 2.00 | Q |
| Product No. 300 | Price \$ 3.00 | Q |